

AG Contract No. KR96 2778TRN  
ADOT ECS File: JPA 96-184  
Project: G1050 63C  
Section: Fortuna Road ESP Improvements

INTERGOVERNMENTAL AGREEMENT  
BETWEEN  
THE STATE OF ARIZONA  
AND  
YUMA COUNTY

THIS AGREEMENT is entered into 28 February, 1997,  
pursuant to Arizona Revised Statutes, Sections 11-951 through 11-954, as amended,  
between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF  
TRANSPORTATION (the "State") and YUMA COUNTY, acting by and through its  
BOARD OF SUPERVISORS (the "County").

I. RECITALS

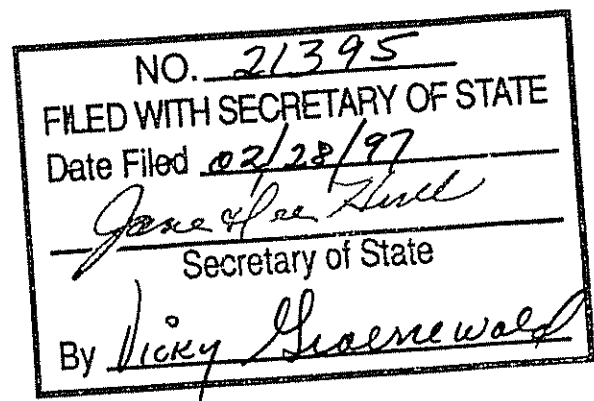
1. The State is empowered by Arizona Revised Statutes Section 28-108 to enter into this agreement and has by resolution, a copy of which is attached hereto and made a part hereof, resolved to enter into this agreement and has delegated to the undersigned the authority to execute this agreement on behalf of the State.

2. The County is empowered by Arizona Revised Statutes Section 41-1513 and 28-1895 et seq to enter into this agreement and has by resolution, a copy of which is attached hereto and made a part hereof, resolved to enter into this agreement and has authorized the undersigned to execute this agreement on behalf of the County.

3. The County has requested Economic Strength Project (ESP) funds in the amount of \$92,492.00; the Commerce and Economic Development Commission have recommended the approval of such funds for the County, and the Transportation Board has approved the funding, for the construction of improvements to Fortuna Road, to provide improved access, and aid in the retention and development of local business, hereinafter referred to as the Project.

THEREFORE, in consideration of the mutual agreements expressed herein, it is agreed as follows:

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## II. SCOPE

### 1. The County will:

a. Insure the additional commitment of 30% of the total estimated Project cost, or \$39,640.00, whichever is more, from the County or other sources (not including ESP funds) to the Project. Accomplish construction of the Project by public bidding, in strict compliance with State procurement laws, rules and regulations. Upon completion, approve and accept the Project on behalf of the County and provide maintenance.

b. No more often than monthly, invoice the State, in the form of Exhibit B hereto, for ESP funds (Arizona Department of Commerce, ATTN: Strategic Finance Division, ESP Program Director, 3800 N. Central Avenue, Suite 1500, Phoenix, AZ 85012), in an amount not to exceed \$92,492.00.

c. Provide the State a copy of the executed Project contract(s), and draw down and expend the State ESP funds no later than six (6) months after the effective date of this agreement. Provide the State detailed written reports of all ESP fund expenditures, supported by invoices, receipts or other suitable and appropriate documentation, and a final accounting report no later than thirty (30) days after ESP funds are fully expended.

d. Reimburse the State any funds received from the State under this agreement which are not specifically and directly expended in compliance with the ESP grant application, which is attached hereto and made a part hereof, and are subsequently disallowed by the State.

e. Provide the State (Arizona Department of Commerce, ATTN: Strategic Finance Division, ESP Program Director, 3800 N. Central Avenue, Suite 1500, Phoenix, AZ 85012) with quarterly Project status reports, and one year after completion of the Project, a written Economic Impact Report detailing the direct and indirect impact of the Project, to include jobs created, jobs retained and related data.

### 2. The State will:

Within thirty (30) days after receipt and approval of the ESP contract(s) and subsequent monthly progress payment invoices, reimburse the County for work completed on the Project funds in an amount not to exceed \$92,492.00.

## III. MISCELLANEOUS PROVISIONS

1. The only interest of the Department of Transportation in the Project is to convey economic strength pass through funds for the use and benefit of the County by reason of state law under which funds for the Project are authorized to be expended.

2. The County agrees to indemnify and save harmless the State, or any of its departments, agencies, officers or employees, from and against all loss, expense, damage or claim of any nature whatsoever which is caused by any activity, condition or event arising out of the performance or non-performance by the State of any of the provisions of this agreement.

3. The total amount of ESP funds expended under this agreement shall not exceed 70% of the total Project cost. Should the Project not be completed, be partially completed, or be completed at a lower cost than the advanced amount, or for any other reason should any of these ESP funds not be expended, a proportionate amount of the funds provided under this agreement shall be reimbursed to the State.

4. This agreement shall remain in force and effect until completion of said Project, reimbursement and subsequent reports; provided, however, that this agreement, except any provisions herein for maintenance, which shall be perpetual, may be cancelled at any time prior to the award of a construction contract, upon thirty (30) days written notice to the other party. Further, this agreement may be terminated and the ESP grant cancelled by the State if the County, in the opinion of and by action of the Transportation Board, fails to pursue due diligence on the Project or in the performance of any of the terms of this agreement.

5. This agreement shall become effective upon filing with the Secretary of State.

6. This agreement may be cancelled in accordance with Arizona Revised Statutes Section 38-511 as regards conflicts of interest on behalf of State employees.

7. The provisions of Arizona Revised Statutes Section 35-214 pertaining to 5 year records retention by the County and audit by the State are applicable to this contract.

8. In the event of any controversy which may arise out of this agreement, the parties hereto agree to abide by required arbitration as is set forth in Arizona Revised Statutes Section 12-1518.

9. All notices or demands upon any party to this agreement, except as otherwise specified herein, shall be in writing and shall be delivered in person or sent by mail addressed as follows:

Arizona Department of Transportation  
Joint Project Administration  
205 South 17 Avenue, Mail Drop 616E  
Phoenix, AZ 85007

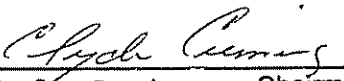
Yuma County  
County Administrator  
198 S. Main Street  
Yuma, AZ 85364

10. Attached hereto and incorporated herein is the written determination of each party's legal counsel that the parties are authorized under the laws of this state to enter into this agreement and that the agreement is in proper form.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

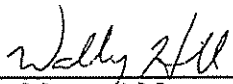
**YUMA COUNTY**

**STATE OF ARIZONA**  
Department of Transportation

By   
Clyde Cuming, Chairman  
Board of Supervisors

By   
JAY KLAGGE, Director  
Transportation Planning

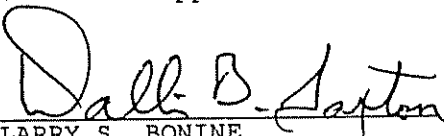
ATTEST:

By   
Wally Hill  
Clerk of the Board

RESOLUTION

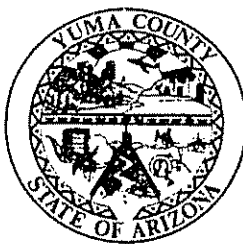
BE IT RESOLVED on this 10th day of December 1996, that I, the undersigned LARRY S. BONINE, as Director of the Arizona Department of Transportation, have determined that it is in the best interests of the State of Arizona that the Department of Transportation, acting by and through the Intermodal Transportation Division, to enter into an agreement with Yuma County for the purpose of defining responsibilities for the pass through of state Economic Strength funds for improvements to Fortuna Road in the County.

Therefore, authorization is hereby granted to draft said agreement which, upon completion, shall be submitted to the Transportation Planning Director for approval and execution.

  
for LARRY S. BONINE  
Director

*Yuma County*  
*Yuma, Arizona*

OFFICE OF  
THE BOARD OF SUPERVISORS



BOB McCLENDON, DISTRICT 1

LUCY SHIPP, DISTRICT 2

KATHRYN "CASEY" PROCHASKA, DISTRICT 3

CLYDE CUMING, DISTRICT 4

GARY PIERCE, DISTRICT 5

WALLY HILL, COUNTY ADMINISTRATOR

February 14, 1997

STATE OF ARIZONA)

COUNTY OF YUMA)

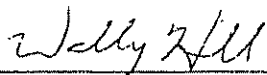
I, Wally Hill, Clerk of the Board of Supervisors, do hereby certify that I am required by law to maintain custody of the minutes of the Board of Supervisors, and that the following is a true and correct copy of a portion of the minutes for the Board meeting held February 03, 1997.

No. 5a: Approve and authorize Chairman to sign an Intergovernmental Agreement (IGA) between the State of Arizona and Yuma County to receive a total of \$132,132 in Economic Strength Project Grant funds to improve the access roads adjacent to the Pioneer Center, subject to a legally binding agreement with Underhill Transfer Company to provide the 30% (\$39,640) matching funds.

Upon motion by Ms. Shipp approve Consent Item No. 5 as presented, and duly seconded by Ms. Prochaska, this item was approved unanimously (5-0) .

(Seal)

In Witness Whereof I have hereunto set my hand and affixed the Official Seal of the Board of Supervisors. Done at Yuma, the County Seat, this \_\_\_\_\_ day of February, 1997.

  
\_\_\_\_\_  
WALLY HILL,  
County Administrator

WH:cjg  
03-18-96.ext

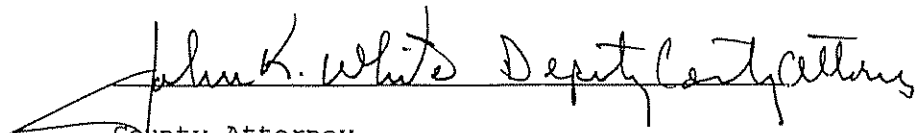
RECEIVED

FEB 14 1997

APPROVAL OF THE YUMA COUNTY ATTORNEY

I have reviewed the above referenced proposed intergovernmental agreement, between the DEPARTMENT OF TRANSPORTATION, HIGHWAYS DIVISION, and YUMA COUNTY and declare this agreement to be in proper form and within the powers and authority granted to the County under the laws of the State of Arizona.

DATED this 15 day of January, 1997.

  
County Attorney

ECONOMIC STRENGTH PROJECTS  
REQUEST FOR PROPOSAL  
FY 1997 - ROUND 1  
September 13, 1996

APPLICATION FORM

**NOTE:** Additional information may be provided in attachments. Be sure to clearly reference and mark such additions and attachments.

1. NAME AND ADDRESS OF APPLICANT:

YUMA COUNTY  
2703 S. AVE. B  
YUMA, AZ 85364  
\_\_\_\_\_  
\_\_\_\_\_

O.K.

2. TYPE OF ORGANIZATION OF APPLICANT: (Check one)

a) ☒ Local Government only

b) ☐ Private Non Profit / Local Government Joint Application:

Name of Non Profit Agency Involved

Name of Local Government Involved

YUMA COUNTY

3. Describe the function or purpose of applicant organization.

COUNTY GOVERNMENT  
\_\_\_\_\_  
\_\_\_\_\_

4. Name, address, and phone number of contact person:

NANCY NGAI  
2703 S. AVE B  
YUMA, AZ 85364  
(520) 329-2300

5. Describe the private sector project or activity for which the related ESP funding is requested.

PIONEER CENTER - A commercial development by Underhill Transfer Company. The shopping center will be located in the rural area of the County approximately ten miles east of the City of Yuma. Underhill Transfer Company is developing a shopping center with a grocery store and retail shops as the first phase of the project with restaurants and motel for future phases.



6. Describe the Economic Strength Project for which funding is requested. Describe how the ESP project supports/relates to the private sector project described in #5 above.

The ESP project is to improve the existing infrastructure (road) to the proposed commercial development to allow for easier consumer access to the shopping center. By improving the roadway to the proposed development will provide safe access and eliminate congestion created by the new development.

7. Describe how the private sector project fits into the community's overall economic development efforts.

The private sector's proposed development is consistent with the overall development efforts of the Foothills area. The proposed development is a shopping center with retail stores. The first phase of development will be a grocery store, drug store, gas station, and retail stores. Future phases will consist of restaurants, motel, etc. The Foothills area has a 53% increase in population during the last 5 years. In addition, the community has a lot of mobile home parks available to winter visitors. The community is congested with winter visitors from November to April. Currently there are no large grocery stores and very few retail stores to provide for the necessary everyday commodities needed by the residents. This necessitates traveling into the City of Yuma even for grocery items. The new development will increase the overall property and sales revenue for the County.

8. Describe how the supporting ESP project fits into the Community's overall economic development efforts.

Due to the increasing number of residents in the Foothills area, there has been an increasing number of commercial developments in the past five years. Traffic study have shown a dramatic increase in vehicular traffic on the Fortuna overpass, crossing Interstate 8. As a result, AZ Department of Transportation is currently widening the Fortuna overpass bridge with traffic lights to allow for easier traffic flow. The proposed development is south of this current construction project. Once the commercial development is constructed, traffic study (attachment F) has shown a need to widen the Fortuna Road traveling south of the Interstate 8 as well as the Interstate 8 south Frontage Road. Without the necessary improvements to the roads, the development of retail services to this area would not be possible. What makes a shopping center attractive to consumers is a safe and easy access in and out of the center.

9. How will ongoing maintenance and repair be provided for the ESP project after construction/improvement?

AZ Department of Transportation will provide the ongoing maintenance and repair of the Fortuna Road and Yuma County will provide the maintenance and repair of the Frontage Road.

10. Description of ESP project. (Check one)

- a) ☒ This is an existing roadway.
- b) ☐ This is a new roadway.
- c) ☐ This is a bridge.
- d) ☐ This is an underpass.
- e) ☐ Other \_\_\_\_\_

11. Where is the private sector project located that is supported by this ESP project?

Project is located at the southwest corner of Fortuna Road and Interstate 8. (attachment E and F)

12. Where is the ESP project located?

a. In the community: In the Foothills community, an unincorporated community located approximately ten miles east of the City of Yuma.

b. In relation to the related private sector project:  
The needed road improvement is immediately north and east of the private sector project.

13. What is the length (in feet/miles) of the ESP project? approximately half of a mile

14. What is the width (in feet) of the ESP project? 100 feet for Fortuna Road and 50 feet for Frontage Road.

In the jobs section below (Q15 - Q17), applicants must provide employment- and wage-related information for the private sector employers (existing or new ) which the ESP fund is supporting. If these projects do not generate certain categories of jobs (job creation, job retention or seasonal jobs), those sections should be left blank.

#### 15. JOB CREATION

##### a. Construction Phase

Does your project create any public or private construction jobs?

Yes ——X——

No —————

If yes, complete the following; otherwise go to Q15.b.

- |  |                     |
|--|---------------------|
| (1) Number of construction jobs directly created by private sector | <u>——172——</u>      |
| Number of days or months the construction jobs would last          | <u>——7 months——</u> |
| Average hourly wages   | <u>\$——15.00——</u>  |
| (2) Number of construction jobs directly created by public sector  | <u>—————</u>        |
| Average number of days or months the construction jobs would last  | <u>—————</u>        |
| Average hourly wages   | <u>\$———</u>        |

**Note: List and provide the above information for each employer included in or supported by your ESP application.**

##### b. Operation Phase

- |   |                             |
|---|-----------------------------|
| (1) Number of full-time permanent direct jobs created | <u>Attachment C &amp; D</u> |
| Average hourly wages                                  | <u>\$———</u>                |
| (2) Number of part-time permanent direct jobs created | <u>attachment C &amp; D</u> |

**Note: List and provide the above information for each employer included in or supported by your ESP application.**

## 16. JOB RETENTION

- a. Number of permanent full-time direct jobs retained \_\_\_\_\_  
Average hourly wages \$ \_\_\_\_\_
- b. Number of permanent part-time direct jobs retained \_\_\_\_\_  
Average number of hours per week \_\_\_\_\_  
Average hourly wages \$ \_\_\_\_\_
- c. How would the lack of the ESP project cause, or contribute to, the loss of these directly effected jobs?

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**Note: List and provide the above information for each employer included in or supported by your ESP application.**

## 17. SEASONAL JOBS

If seasonal jobs are a significant part of the operation of private businesses for which you have applied for ESP, complete the following. Otherwise, go to question 18.

- a. Number of seasonal jobs created attachment C & D  
Average number of days per year \_\_\_\_\_  
Average hourly wages \$ \_\_\_\_\_
- b. Number of seasonal jobs retained \_\_\_\_\_  
Average number of days per year \_\_\_\_\_  
Average hourly wages \$ \_\_\_\_\_
- c. Further Clarifications
- (1) Are the seasonal jobs created or retained for one year, or would they be occurring on an on-going basis year after year? Ongoing

**Note: List and provide the above information for each employer included in or supported by your ESP application.**

## 18. Capital Investment.

- a) What kind of new, additional capital investment will be made by the private sector business or industry assisted by this ESP project? (Building, equipment, etc. at this site)

In the first phase of the project, Underhill Transfer Company is expected to invest \$8,534,840 in construction and at minimum, similar amount in future phases of construction. The retailer investment is estimated to be over \$10 million in furniture, equipment and supplies.

- b) What is the purpose and dollar value of the new, additional capital investment that will be made by the private sector business or industry assisted by this ESP project?

\$2,200,000 for Site Improvements (sewer plant, drainage systems, paving, \_\_\_\_\_  
lighting, etc.)

\$6,334,840 for engineering & construction

\$ \_\_\_\_\_ for \_\_\_\_\_

\$8,534,840 Total

19. Cost/Benefit Calculation

What is the likelihood that benefit resulting from the project will exceed the costs of the project?  
Show detail of cost/benefit analysis used to determine the net benefits of this project.

The benefit far exceeds the cost of the project. Just in Underhill Transfer Company's capital investment alone exceeds the requested project dollar. The project will increase property and sales revenue and create much needed jobs for the residents of the County.

20. What community(ies) will benefit from this project? How will each listed community benefit?

The Foothill Community (an unincorporated community) will directly benefit from the goods and services provided by the development and the ESP project. Job creation will be beneficial to the entire County since the concentration of residents lives within a 30 mile radius. Currently, residents from the Foothills travel to the City of Yuma, Somerton, and San Luis for work. Residents in other communities would do likewise if job opportunities exist.

21. List the names of local economic development organizations, and a contact person for each, which are involved with this private sector project. Include documentation (letters, etc.) showing the involvement and level of support of each organization.

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22. What is the total cost of the entire project? \$ 8,534,840

23. What is the total cost of the ESP portion of the project? \$ 132,132

24. Complete and attach the Budget Detail Schedule (Attachment A).

25. Complete and attach the Sources and Uses Schedule (Attachment B).

26. Of the total ESP project cost listed in #23 above, how much financial assistance are you requesting from the Economic Strength Projects Fund? \$ 92,492

27. List the sources and amounts of matching funds (both private and public) that will be a part of the total direct ESP project cost.

a) Public Funds:

(1) Name of public entity contributing the match. Amount

No public funds available for the project. Yuma County does not have funds set aside to assist private sector in business development. Unlike city government, Private sectors are required to put in infrastructures necessary for development in the County. However,

Yuma County would want to assist the private sector whenever possible for economic growth and job creation. Yuma County is assisting the private sector by submitting this request for the infrastructure development.

(2) Cash match contributed to the project.  
 - Source (general fund, grants, HURF, etc.) Amount

|       |          |
|-------|----------|
| _____ | \$ _____ |
| _____ | \$ _____ |
| Total | \$ _____ |

(3) In-kind match contributed to the project.  
 - Type of match (force account labor, construction management, materials, etc.) Amount

|       |          |
|-------|----------|
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| Total | \$ _____ |

b) Private Sector funds:  
 Name of private sector company(ies) contributing matching funds to the ESP project, (if any) Amount

|                                  |                 |
|----------------------------------|-----------------|
| _Underhill Transfer Company_____ | \$ 39,640 _____ |
| _____                            | \$ _____        |
| _____                            | \$ _____        |
| Total                            | \$ 39,640 _____ |

28. Local utility or other infrastructure expenditures:

a) What indirect local public utility or other infrastructure expenditures will need to be made in connection with (1) the private sector project, and (2) the ESP project? For example, expansion of water or waste water treatment facilities due to demands of the new business which the ESP project is assisting; extension of utility lines, major drainage improvements, etc.).

| IMPROVEMENT | COST     |
|-------------|----------|
| __none_____ | \$ _____ |
| _____       | \$ _____ |
| Total       | \$ _____ |

29. How will the infrastructure expenditures listed in #28 above be funded?

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

30. List below the major milestone activities to be completed in the project and the time schedules for each.

| ACTIVITY            | START DATE          | END DATE          |
|---------------------|---------------------|-------------------|
| <u>Engineering</u>  | <u>January 1997</u> | <u>March 1997</u> |
| <u>Construction</u> | <u>March 1997</u>   | <u>June 1997</u>  |

31. How soon after receiving approval of your ESP proposal could you begin construction on:
- (a) The private sector project?(e.g., days, months) immediately
- (b) The ESP project?(e.g., days, months) 60 days
32. How long will the private sector project take to complete from start to finish? (e.g., days, months) nine months
- How long will the ESP project take to complete from start to finish? (e.g., days, months) six months
33. Is there any opposition to either the private sector project or the ESP project? If so, from whom and what is the nature of the opposition?  
none
34. Is project located in X disadvantaged area of state?  
X rural area of state?
35. Has this applying entity ever received any previous ESP grant funds.  
 NO X YES \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_  
 AMOUNT RECEIVED: \$ \_\_\_\_\_  
 (List if more than one.)

**IMPORTANT!! UP DATE PERMANENT JOBS, DIRECTLY CREATED AND/OR RETAINED, FOR EACH GRANT LISTED.**

36. Certification:
- I certify that this project is compatible with other transportation facilities and conforms to all applicable construction and engineering standards.
- NAME: Harold Aldrich DATE: 9-11-96
- TITLE: Director, Department of Development Services
- SIGNATURE: Harold Aldrich
- NAME OF CONTACT PERSON Nancy Ngai
- TELEPHONE NUMBER (520) 329-2300

## ECONOMIC STRENGTH PROJECTS - BUDGET DETAIL SCHEDULE

[illegible]

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## PIONEER CENTER

## ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

## SOUTH FRONTAGE ROAD

## IMPROVEMENTS WITHIN COUNTY RIGHT OF WAY

## A. STREET PAVING:

|  |                        |      |    |            |            |
|--|------------------------|------|----|------------|------------|
|  | Subgrade prep.         | 4160 | SY | \$1.50     | \$6,240.00 |
|  | 4" ABC                 | 1915 | SY | \$2.50     | \$4,787.50 |
|  | 12" ABC                | 190  | SY | \$7.50     | \$1,425.00 |
|  | 2" AC Paving           | 2105 | SY | \$4.20     | \$8,841.00 |
|  | Vertical curb & gutter | 565  | LF | \$11.00    | \$6,215.00 |
|  | New Signs              | 1    | Ea | \$250.00   | \$250.00   |
|  | Concrete sidewalk      | 1590 | SF | \$2.25     | \$3,577.50 |
|  | Sidewalk ramp          | 2    | Ea | \$1,800.00 | \$3,600.00 |
|  | 2' Scupper             | 2    | Ea | \$500.00   | \$1,000.00 |
|  | Sawcut Paving          | 2340 | LF | \$2.00     | \$4,680.00 |
|  | Pavement Stripping     | 5500 | LF | \$0.30     | \$1,650.00 |
|  |                        |      |    |            |            |

|    |                                   |   |    |             |             |
|----|-----------------------------------|---|----|-------------|-------------|
| B. | Construction Staking & Inspection | 1 | LS | \$10,000.00 | \$10,000.00 |
|    |                                   |   |    |             |             |
|    |                                   |   |    |             |             |

TOTAL SOUTH <sup>Frontage</sup> FORTUNA ROAD

\$52,266.00



## ATTACHMENT A

## PIONEER CENTER

## ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

## FORTUNA ROAD

## IMPROVEMENTS WITHIN STATE RIGHT OF WAY

## A. STREET PAVING:

|                    |                                   |      |    |             |             |
|--------------------|-----------------------------------|------|----|-------------|-------------|
|                    | Subgrade prep.                    | 2380 | SY | \$1.50      | \$3,570.00  |
|                    | 4" ABC                            | 1190 | SY | \$2.50      | \$2,975.00  |
|                    | 11" ABC                           | 30   | SY | \$7.00      | \$210.00    |
|                    | 2" AC Paving                      | 1220 | SY | \$6.30      | \$7,686.00  |
|                    | Vertical curb & gutter            | 440  | LF | \$14.00     | \$6,160.00  |
|                    | New Signs                         | 1    | Ea | \$250.00    | \$250.00    |
|                    | Concrete sidewalk                 | 1830 | SF | \$2.25      | \$4,117.50  |
|                    | Sidewalk ramp                     | 2    | Ea | \$1,800.00  | \$3,600.00  |
|                    | Relocate power pole               | 2    | Ea | \$10,000.00 | \$20,000.00 |
|                    | Remove planters                   | 1    | LS | \$2,000.00  | \$2,000.00  |
|                    | Adjust valve covers               | 2    | Ea | \$250.00    | \$500.00    |
|                    | Sawcut Paving                     | 1525 | LF | \$2.00      | \$3,050.00  |
|                    | Pavement Stripping                | 3625 | LF | \$0.30      | \$1,087.50  |
|                    |                                   |      |    |             |             |
| B.                 | Construction Staking & Inspection | 1    | LS | \$10,000.00 | \$10,000.00 |
|                    |                                   |      |    |             |             |
| TOTAL FORTUNA ROAD |                                   |      |    |             | \$65,206.00 |

## ATTACHMENT B

### SOURCES AND USES STATEMENT

#### I. USES:

##### A. Private Sector Related

|    |  |                     |
|----|--|---------------------|
| 1. | Acquisition of Existing Building with land | \$ _____            |
| 2. | Site Acquisition (vacant land)             | \$ _____            |
| 3. | New building construction                  | \$ <u>4,934,840</u> |
| 4. | Remodeling                                 | \$ _____            |
| 5. | Machinery and Equipment                    | \$ <u>1,400,000</u> |
| 6. | Site preparation                           | \$ <u>2,200,000</u> |
| 7. | Other _____ ESP match _____                | \$ <u>39,640</u>    |
|    | Sub Total                                  | \$ <u>8,534,840</u> |

##### B. Public Sector Related

|    |  |                   |
|----|--|-------------------|
| 1. | Total ESP project improvements<br>(Grand Total of Total Activity Costs in Attachment A<br>and Item 23 in the Application)  | \$ <u>132,132</u> |
| 2. | Local public sector improvements<br>(Infrastructure improvements directly related to the project and located on or<br>contiguous to the project site. Do not include ESP related costs here) |                   |
|    | _____  | \$ _____          |
|    | _____  | \$ _____          |
| 3. | Other _____  | \$ _____          |

C. Total Uses \$ 8,666,972 \*

#### II. SOURCES:

|    |   |                       |
|----|---|-----------------------|
| A. | Private sector project investment ((Item 18 b) Total))  | \$ <u>8,534,840</u>   |
| B. | Local public sector (direct project related)            | \$ _____              |
| C. | Economic Strength Projects Fund (State funds) (Item 26) | \$ <u>92,492</u>      |
| D. | ESP match   |                       |
|    | (2) From the public sector ((Items 27 a)(1)(2) &(3))    | \$ _____              |
|    | (1) From the private sector ((Item 27 b))               | \$ <u>39,640</u>      |
| E. | Other _____   | \$ _____              |
| F. | Total Sources   | \$ <u>8,666,972</u> * |

\* Total Uses (I.C.) must equal Total Sources (II.F.)

## ATTACHMENT "C"

Underhill Transfer Company has received commitment for the following except for seven shops.

|   | IGA<br>Grocery | Payless<br>Drug | 14 shops | Gas    | Dairy<br>Queen |
|---|----------------|-----------------|----------|--------|----------------|
| <b>Question #15.b - answer</b>                        |                |                 |          |        |                |
| 1. Number of full time permanent direct jobs created. | 36             | 9               | 28       | 5      | 8              |
| Average hourly wages                                  | \$8.25         | \$16.80         | \$7.00   | \$6.50 | \$6.00         |
| 2. Number of part time permanent direct jobs created  | 15             | 19              | 14       | 0      | 12             |
| Average number of hours per week.                     | 25             | 20              | 20       | 0      | 25             |
| Average hourly wages                                  | \$6.00         | \$5.50          | \$5.50   | N/A    | \$6.00         |
| <b>Questions #17.a - answer</b>                       |                |                 |          |        |                |
| Number of seasonal jobs created                       | 112            | 8               | 28       | 0      | 2              |
| Average Number of days per year                       | 130            | 130             | 130      | N/A    | 130            |
| Average hourly wages                                  | \$6.35         | \$9.20          | \$6.00   | N/A    | \$6.00         |

**ATTACHMENT "D"**  
**Answer Supplement to Attachment "C"**

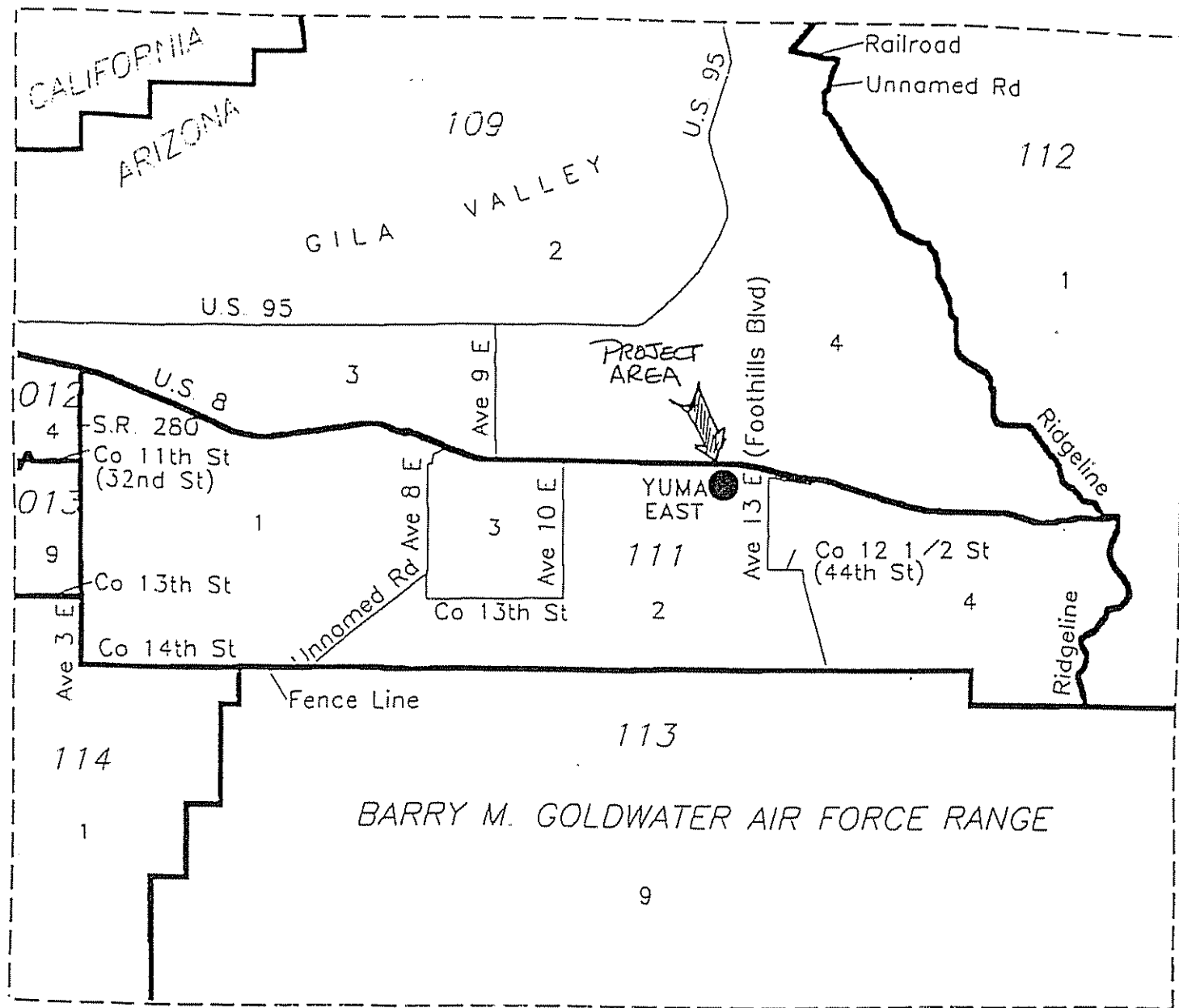
Following are estimated number of jobs that will be created by businesses that will result from the new development upon completion of future phases. (This does not include the construction jobs or capital investment in buildings and equipment that the future phases will create.)

|   | <b>Motel</b> | <b>Restaurants(4)</b> | <b>Tire Store</b> | <b>11 Shops</b> |
|---|--------------|-----------------------|-------------------|-----------------|
| <b>Question #15.b</b>                                 |              |                       |                   |                 |
| 1. Number of full time permanent direct jobs created. | 16           | 32                    | 10                | 22              |
| Average hourly wages                                  | \$8.25       | \$6.00                | \$7.00            | \$6.00          |
| 2. Number of part time permanent direct jobs created. | N/A          | 48                    | N/A               | 11              |
| Average number of hours per week.                     | N/A          | 25                    | N/A               | 20              |
| Average hourly wages                                  | N/A          | \$6.00                | N/A               | \$6.00          |
| <b>Question #17.a</b>                                 |              |                       |                   |                 |
| Number of seasonal jobs created.                      | 4            | 8                     | 4                 | 22              |
| Average number of days per year.                      | 130          | 130                   | 130               | 130             |
| Average hourly wages                                  | \$6.00       | \$6.00                | \$6.50            | \$6.00          |

# ATTACHMENT E

## Yuma County, Arizona

### Census Tracts and Block Groups



Scale: 1" = 2.2 miles

Key:

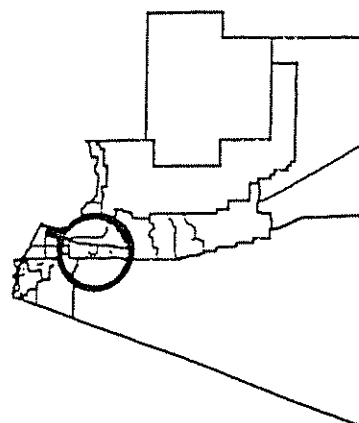
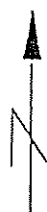
YUMA EAST/FOOTHILLS AREA



Census Tract



Block Group



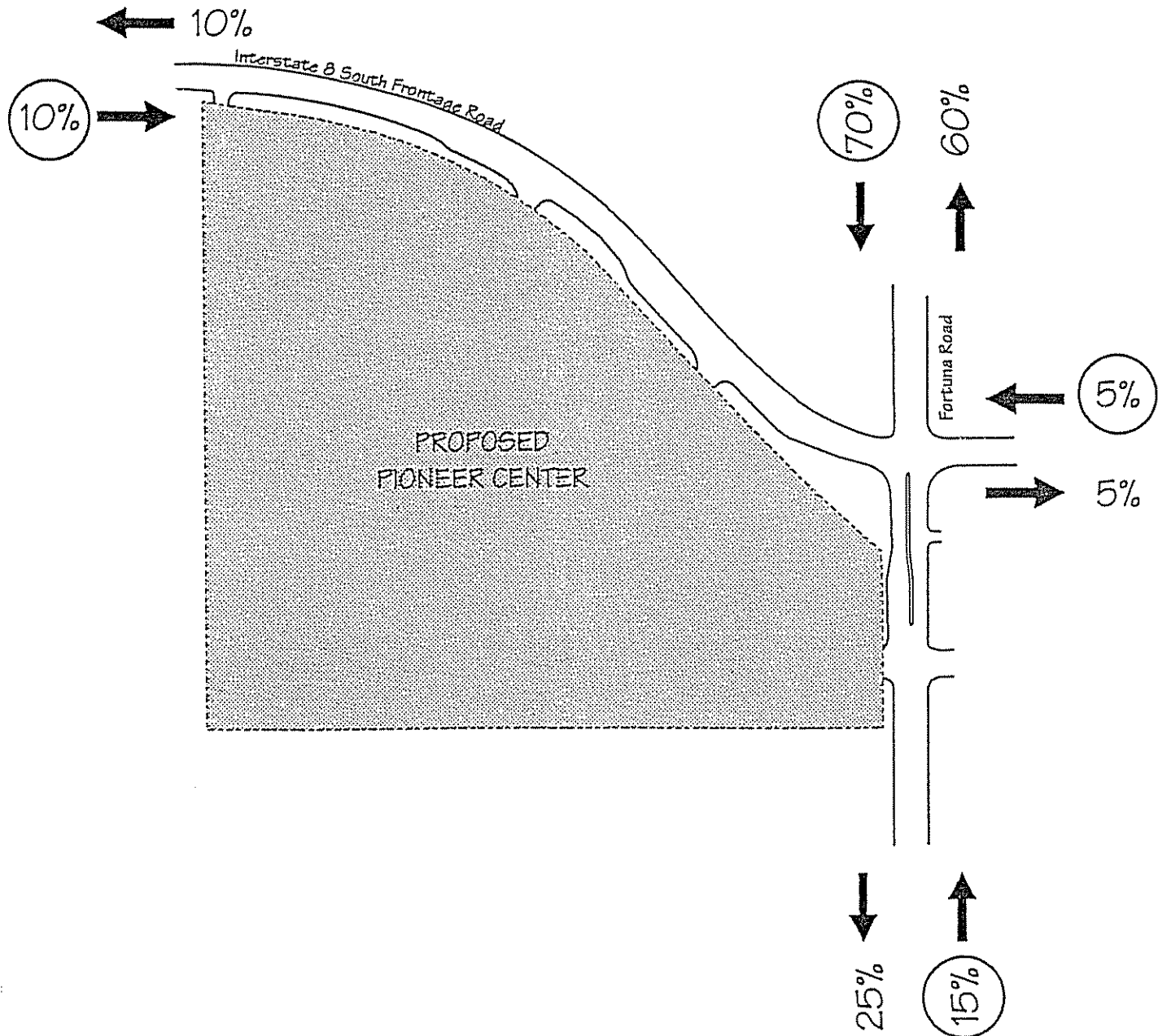




# EXPECTED DIRECTIONAL DISTRIBUTION OF SITE GENERATED TRAFFIC

FIGURE 6

## ATTACHMENT F



### LEGEND

- (xx%) INBOUND SITE GENERATED TRAFFIC DISTRIBUTION
- xx% OUTBOUND SITE GENERATED TRAFFIC DISTRIBUTION

[illegible]





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**INTERGOVERNMENTAL AGREEMENT**  
**DETERMINATION**

A.G. Contract No. KR96-2778TRN, an agreement between public agencies, has been reviewed pursuant to A.R.S. § 11-952, as amended, by the undersigned Assistant Attorney General who has determined that it is in the proper form and is within the powers and authority granted to the State of Arizona.

No opinion is expressed as to the authority of the remaining parties, other than the State or its agencies, to enter into said agreement.

DATED February 24, 1997.

GRANT WOODS  
Attorney General

A handwritten signature in black ink, reading "James R. Redpath", is written over a horizontal line.

JAMES R. REDPATH  
Assistant Attorney General  
Transportation Section